

LOCATION MAP

RECEIVED
96 OCT 11 PM 4:28
CITY OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA

Nov 8 96 533
(date) (number)

If no plats are filed, plan will
expire on May 16 98
1st plat filed on

OWNER: RONNIE DUGGER ET AL

OWNER: LESLIE J. CRAIN-HILL
& BETTY J. & WILLIAM G.

CRESTON RIDGE SUBDIVISION 46.7 ACRES MOBILE HOME PARK

OWNER: TOPPERWEIN ROAD INC.

OWNER: JOHN WENZL ESTATE

LOT 1
JUDSON BUSINESS PARK
(VOL. 9518, PG. 12)

INDEPENDENCE AVE.
R.O.W. VARIES

OWNER: ASSETT NO. 56 JV

JUDSON ROAD
R.O.W. VARIES

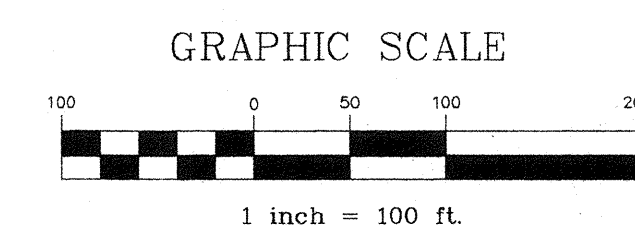
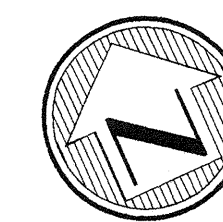
FEATHER RIDGE DR.
60' R.O.W.

INDEPENDENCE AVE.
60' R.O.W.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
LJT, INC.
1848 LOCKHILL SELMA, SUITE 101
SAN ANTONIO, TEXAS 78213
PHONE: (210) 349-3781



533

P.O.A.D.P. PLAN

for

CRESTON RIDGE SUBDIVISION



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1038 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 45932.02
FILE:
DATE: 10/17/96
DESIGN:
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 10/11/96 Name of POADP: CRESTON RIDGE
Owner/Agent: Bill Jackson Engineer/Surveyor: W.F. CASTELLA & ASSOCIATES, INC.
Address: 1848 Lockhill Selma, Suite 101 Address: 1039 W. HILDEBRAND
San Antonio, Tx Phone: 349-3781 SAN ANTONIO, TX Phone: (210) 734-5351
78213

Existing zoning: R4 Proposed zoning: _____

Texas State Plane Coordinates: X: 4203204 Y: 628644
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>1</u>	<u>1</u>
Non-Single Family (NSF)	<u>1</u>	<u>46.7</u>
Commercial & Other	<u>1</u>	<u>1</u>
TOTAL:	<u>1</u>	<u>46.7</u>

Contact Person:

Print Name: STEVE HANAN

Signature: Steve E. Hanan

Date: Oct. 11, 1996 Tele: (210) 734-5351 Fax: (210) 734-5363

Is there a previous POADP for this site? Name Unk. No. 1

Is there a corresponding PUD for this site? Name Unk. No. 1

Are there any plats associated with this POADP or site? Name Unk. No. 1

Name 1 No. 1

Name 1 No. 1

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

November 8, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: Creston Ridge

POADP # 533

Dear Mr. Wright

The City Staff Development Review Committee has reviewed Creston Ridge Subdivision Preliminary Overall Area Development Plan # 533. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Judson Road is a Secondary Type A Major Thoroughfare, and will require 83' of ROW.
- Approval of a Manufactured Mobil Home Park Plan will be required, prior to plat approval.
- Drainage Easements will be required and reviewed during the platting process.
- Provisions for a cul-de-sac on Independence Ave. will be required during the platting process.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Pasley", with a long horizontal line extending to the right.

David W. Pasley, AICP
Director of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: AMER GALANI; PUBLIC WORKS DEPARTMENT Date 10.14.96
FROM: Elizabeth A. Carol; Planner II
ITEM NAME: Creston Ridge FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Show the extension of
Independence Ave or provide
a cul-de-sac

[Signature]

Signature

Eng. Assoc.

Title

11/5/96

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: BURT RUBIO; PUBLIC WORKS DEPARTMENT

Date 10.14.96

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Creston Ridge

FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19

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☐ Plan / legal doc-15 days

☐ Other-15 days

RECEIVED
96 OCT 21 PM 9:36
DIVISION OF PLANNING
& DEVELOPMENT
SUBDIVISION

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DRAINAGE EASEMENT WILL BE
REQUIRED AND REVIEWED DURING
THE PLATTING PROCESS

Burt Rubio

Signature

As. Eng. Tech

Title

10-18-96

Date

1996 TEXAS APA CONFERENCE

Creston Ridge

- East side of Judson N. of IH 35
- zoned R-4

1 lot on 47 acres
therefore they must
be rented

*gate study

-
- manufactured Home Park Plan
 - Judson R.O.W. 86"
 - Culdesac - Independence Ave. (gate?)
 - drainage

O.K.

Global Challenges, Local Solutions